105.0	0005	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	813,000 / 813,000
					USE VALUE:	813,000 / 813,000
					ASSESSED:	813,000 / 813,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		OLD COLONY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HODGE PHYLLIS A/TRUSTEE
Owner 2:	B & K REALTY TRUST
Owner 3:	
Street 1:	37 OLD COLONY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,225 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1953, having primarily Vinyl Exterior and 1987 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8225.000	346,300		466,700	813,000
Total Card	0.189	346,300		466,700	813,000
Total Parcel	0.189	346,300		466,700	813,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 409.12 | /Parcel: 409.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	67670
GIS Ref	
GIS Ref	
Insp Date	09/27/18

!8345!

PREVIOUS ASSESSMENT

Parcel ID: 105.0-0005-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	346,300	0	8,225.	466,700	813,000	813,000	Year End Roll	12/18/2019
2019	101	FV	260,800	0	8,225.	466,700	727,500	727,500	Year End Roll	1/3/2019
2018	101	FV	260,800	0	8,225.	400,100	660,900	660,900	Year End Roll	12/20/2017
2017	101	FV	260,800	0	8,225.	373,400	634,200	634,200	Year End Roll	1/3/2017
2016	101	FV	260,800	0	8,225.	320,000	580,800	580,800	Year End	1/4/2016
2015	101	FV	254,600	0	8,225.	286,700	541,300	541,300	Year End Roll	12/11/2014
2014	101	FV	254,600	0	8,225.	265,400	520,000	520,000	Year End Roll	12/16/2013
2013	101	FV	254,600	0	8,225.	253,000	507,600	507,600		12/13/2012

PRINT

Date	Time
12/10/20	22:55:21

LAST REV

Date	Time
10/09/18	10:24:43
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8345

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HODGE PHYLLIS A	1161-115		9/17/1996			No	No		F

USER DEFINED

Prior Id # 1:	67670
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/14/2014	994	Re-Roof	13,500		8/14/2014			Strip shingles and
1/2/2007	2	Manual	17,400			G8	GR FY08	insulation ,wrap w
12/13/2006	1081	Siding	18,820					

ACTIVITY INFORMATION

Date	Result	By	Name
9/27/2018	MEAS&NOTICE	CC	Chris C
4/14/2009	Meas/Inspect	372	PATRIOT
3/15/2007	External Ins	BR	B Rossignol
10/26/1999	Meas/Inspect	263	PATRIOT
8/27/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8225		Sq. Ft.	Site		0	70.	0.81	4									466,726						466,700	

Total AC/HA: 0.18882 | Total SF/SM: 8225 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 466,726 | Spl Credit | Total: 466,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.25763893
Const Adj.:	1.00500000
Adj $ / SQ:	157.991
Other Features:	98500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	425459
Depreciation:	79135
Depreciated Total:	346324

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	5	Baths:	2	HB	1

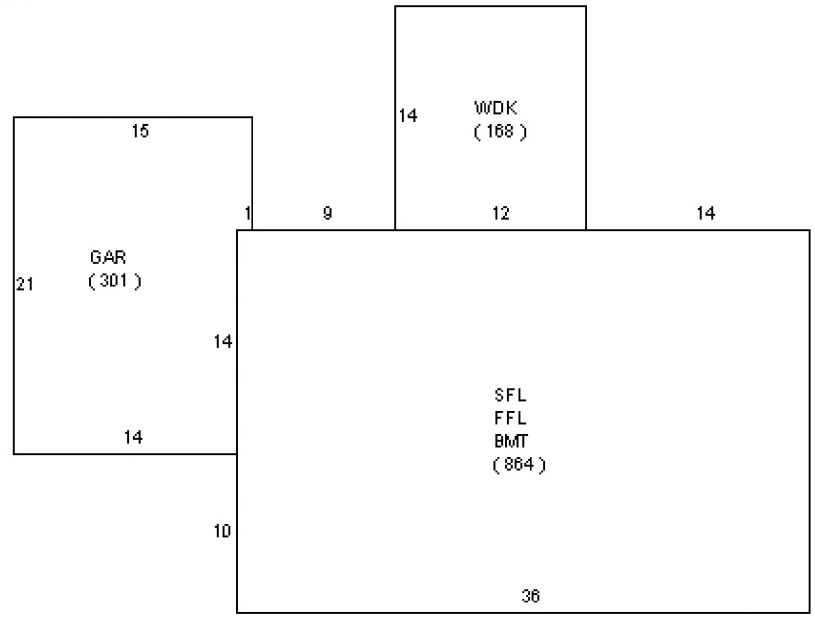
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	5	
Totals			
1	7	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	157.99
Special Features:	0	Val/Su Net:	113.13
Final Total:	346300	Val/Su SzAd	200.41

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	864	51.950	44,883
FFL	First Floor	864	157.990	136,504
SFL	Second Floor	864	157.990	136,504
GAR	Garage	301	23.420	7,050
WDK	Deck	168	12.010	2,018

Net Sketched Area:	3,061	Total:	326,959
Size Ad	1728	Gross Are	3061	FinArea	1987
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

105.0-0005-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X10	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	